

TOWN OF TOPSFIELD



WARRANT FOR 2017 SPECIAL TOWN MEETING

Essex, ss.

To the Constable of the Town of Topsfield, in said County,

In the name of the Commonwealth of Massachusetts, you are directed to notify the inhabitants of the Town of Topsfield, qualified to vote in elections and in Town affairs, to meet at the

**PROCTOR SCHOOL
WOODBURY AUDITORIUM
60 Main Street, Topsfield**

in said Topsfield on Tuesday, the twentieth of June, 2017, at seven o'clock in the afternoon (7:00 PM), then and there to act on the following articles:

ARTICLE FIRST:
REPORTS

To hear all reports that may legally come before the meeting.

ARTICLE SECOND:
CITIZEN PETITION

To see if the Town will vote to: modify the scope and cost of the project proposed in Article Twenty-Fourth of the 2016 Annual Town Meeting, so call "Town Hall Project", to that of only renovating Topsfield's existing Town Hall and eliminating from the project any building additions, or take any other action relative thereto.

Recommend that the Town vote to take no action.

ARTICLE THIRD:

WATER TREATMENT FACILITY

To see if the Town will vote to appropriate a sum of money to pay costs of project management services, construction management services and construction of a water treatment facility, including transmission mains, booster station, control upgrades and other associated costs of the project; to determine whether this appropriation shall be raised by borrowing or otherwise; or to take any other action relative thereto.

Recommend that the Town vote to appropriate \$10,000,000 for the purpose of constructing a water treatment facility including water transmission mains, pressure boosting station, control upgrades and other associated costs of the project including without limitation all costs thereof as defined in Section 1 of Chapter 29C of the General Laws, as most recently amended by St. 1998, c. 78; that to meet this appropriation the Treasurer with the approval of the Selectmen, is authorized to borrow \$8,850,000 and issue bonds and notes therefor under Chapter 44 of the General Laws and/or Chapter 29C of the General Laws, as most recently amended by St. 1998, c. 78; that such bonds or notes shall be general obligations of the Town unless the Treasurer, with the approval of the Selectmen, determines that they should be issued as limited obligations and may be secured by local system revenues as defined in Section 1 of Chapter 29C, as most recently amended by St. 1998, c. 78; that \$850,000 be appropriated from Water Department Enterprise Retained Earnings; that \$200,000 be transferred from Article Fortieth of the 2013 Annual Town Meeting; that \$100,000 be transferred from Article Thirty-Second of the 2014 Annual Town Meeting; that the Board of Selectmen, with the advice of the Board of Water Commissioners, is authorized to expend all funds available for the project and to take any other action necessary to carry out the project. Any premium received upon the sale of any bonds or notes approved by this vote, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this vote in accordance with Chapter 44, Section 20 of the General Laws, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

Approval of this article will provide funding for the construction of a water treatment facility, located at the Public Works Facility, designed to correct longstanding water quality issues. The project cost listed above is based on the most recent designer's construction estimate and preliminary sub-bid results. It is subject to change depending on final bid results that were not available at the time this warrant was written.

The plant's primary purpose is to remove manganese from the source water before the water enters the distribution system. Recent changes to Massachusetts Department of Environmental Protection drinking water regulations require the Town to reduce manganese concentrations in its drinking water to below the newly mandated levels. The Town reviewed several alternatives to comply with MassDEP requirements and selected the construction of a centralized manganese removal facility. Other treatment improvements the plant will provide include, a more robust, multi-layered corrosion control system that should further reduce lead and copper corrosion in home plumbing materials, lower and more consistent chlorine levels in the finished water and full compliance with the Groundwater Rule which requires minimum disinfectant contact times before water reaches customers' taps.

The project also includes construction of new water mains needed to convey raw water from the Town's two water sources to the plant and treated water from the plant to the distribution mains on Howlett Street and Boston Street; a pressure boosting station at the Public Works Facility to provide fire protection to the plant and Public Works Building; control system upgrades needed to improve the reliability of the radio system used to control and monitor water system components and to make these controls compatible with the plant's controls; and to install an altitude valve at the Boston Street Tank to prevent uneven tank filling caused by the plant's proximity to the tank.

ARTICLE FOURTH:

PUBLIC WORKS FIRE SUPPRESSION SYSTEM IMPROVEMENTS

To see if the Town will vote to appropriate a sum of money to pay costs of project management services, construction management services and construction of fire sprinkler improvements for the Public Works Building, including connection to water mains installed as part of the water treatment plant project, installation of piping and valve arrangements needed to connect said mains to the buildings sprinkler system and required control and alarm changes; or take any other action relative thereto.

Recommend that the Town vote to appropriate the sum of \$100,000, which shall be transferred from Water Enterprise Retained Earnings, to be expended by the Board of Selectmen, with the advice of the Board of Water Commissioners, to fund fire sprinkler improvements to the Public Works Building.

Approval of this article will provide funding for upgrades to the Public Works Building's fire suppression system. The Public Works Facility is located on one of the highest points in Town and has very low water pressure as a result. The Public Works Building has a fire suppression system but it is not connected to a water supply due to the low pressure on the site. In the event of a fire in the building, the Fire Department would have to run a hose from the nearest fire hydrant to the building and pump water into the building for the existing suppression system to work.

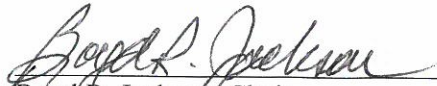
As part of the water treatment plant project, a booster station is being installed on site to provide fire protection to the property and to supply water to the plant's fire suppression system. The booster station is sized to also provide water to the Public Works Building's fire sprinkler system. This article will provide funding to connect the Public Works Building's fire suppression system to a water supply and install required valving and controls so the system can work automatically, limiting the spread of any fires inside the building until the Fire Department's arrival on scene.

You are directed to serve this Warrant by posting attested copies thereof, one at the Post Office, one at the Town Hall, and one at each of the Public Meeting Houses in said Town, fourteen days at least before time for holding said meeting.

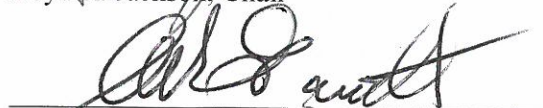
Hereof fail not, and make due return of this Warrant, with your doing thereon, to the Town Clerk, at the time and place of meeting as aforesaid.

Given under our hands this 22nd day of May in the year two thousand and seventeen.

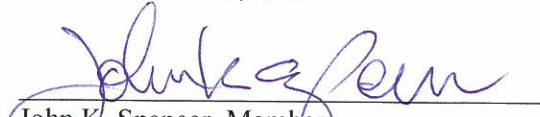
TOWN OF TOPSFIELD BOARD OF SELECTMEN


Boyd R. Jackson, Chair


Mark B. Lyons, Clerk


A. Richard Gandt, Member

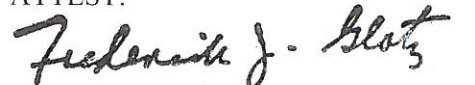

Laura J. Powers, Member


John K. Spencer, Member


Date

A true copy

ATTEST:


Frederick J. Glatz, Town Constable

RECOMMENDATIONS AS VOTED BY THE TOPSFIELD FINANCE COMMITTEE:

Karen Dow, Chairman
Che Elwell
Jonathan Guido
Michael Hartmann
Eric Menzer
Louis Ross
Dana Warren